

79 00752.2
Res. 77-85

1 RESOLUTION NO. 77-85

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY AMENDING
3 THE MONITORING COMMUNITY DEVELOPMENT ELEMENTS THEREOF

4 PLANNING CASE NO.: 77-61
ENVIRONMENTAL NO.: 77-105
5

6 WHEREAS, the City Council of the City of Vista has adopted
7 the General Plan of the City of Vista, as amended; and

8 WHEREAS, on May 16, 1977, the Planning Commission of the
9 City of Vista duly adopted Resolution No. 77-67 recommending to
10 the City Council the amendment of the General Plan of the City of
11 Vista by amending the Monitoring Community Development Element
12 thereto; and

13 WHEREAS, the project was found to be within the scope of a
14 previously certified Environmental Impact Report, which was read
15 and considered by the City Council prior to acting on the pro-
16 ject; and

17 WHEREAS, the project will not have a significant effect on
18 the environment; and

19 WHEREAS, Section 65357 of the Government Code provides for
20 the amendment of the General Plan or any part or element thereof
21 by resolution of the legislative body of the City.

22 NOW, THEREFORE, BE IT RESOLVED that the City Council of the
23 City of Vista amends the General Plan of the City of Vista as
24 follows:

- 25 1. That the Monitoring Community Element Text adopted by
26 Resolution 75-188 is amended by amending Pages 7 and 8
27 thereof, and adding Page 7.1 thereto, as set forth on the
28 attached pages, designated as Exhibit A and incorporated
29 by reference as if set forth in full.
- 30 2. The City Clerk is directed to endorse and sign the said
31 referenced text identified in Paragraph 1 of this resolution
32 to indicate the adoption of this resolution by the City

79 00752.2
Res. 77-85

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1 Council as provided in Government Code Section 65359, and
2 transmit a copy of this resolution to the Planning Commis-
3 sion and the Director of Planning of the County of San Diego.
4 3. The General Plan previously approved by the City Council is
5 set aside and modified to the extent it is in conflict with
6 the text adopted by Paragraph 1 hereof; and, except as
7 amended and modified by this resolution, the General Plan of
8 the City of Vista, as amended, shall remain in full force
9 and effect.

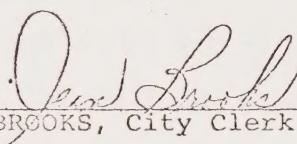
10 PASSED AND ADOPTED at a meeting of the City Council of the
11 City of Vista held on the 13th day of June , 1977, by the
12 following vote, to wit:

13 AYES: COUNCILMEN: McClellan, Rappaport and Tracy

14 NOES: COUNCILMEN: Mihalek and Foo

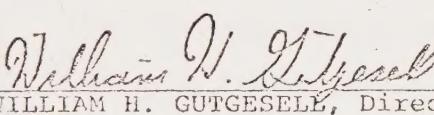
15 ABSENT: COUNCILMEN: None

16
17 ATTEST:

18 
19 JEAN BROOKS, CITY CLERK

20 
21 LLOYD D. TRACY, Mayor

22 CONTENTS APPROVED:

23 
24 WILLIAM H. GUTGESELL, Director of Planning

25 Date 5 - 25 - 77

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RESOLUTION NO. 75- 188

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISTA, CALIFORNIA,
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY ADDITION OF THE
MONITORING COMMUNITY DEVELOPMENT AND PLANNING, PROGRAMMING AND
BUDGETING ELEMENT THERETO.

PLANNING CASE NO.: 75-58
ENVIRONMENTAL NO.: E 75-98

WHEREAS, the City Council of the City of Vista has adopted the General Plan of the City of Vista, as amended; and

9 WHEREAS, on December 1, 1975, the Planning Commission of the City of
10 Vista duly adopted Resolution No. 75-127 recommending to the City Council
11 the amendment of the General Plan of the City of Vista by adding the
12 Monitoring Community Development and Planning, Programming and Budgeting
13 Element thereto; and

14 WHEREAS, the content of a duly certified Environmental Impact Report
15 was read and considered prior to acting on the amendment; and

16 WHEREAS, Section 65357 of the Government Code provides for the amend-
17 ment of the General Plan or any part or Element thereof by resolution of
18 the legislative body of the City.

19 NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
20 Vista amends the General Plan of the City of Vista as follows:

21 1. That the General Plan of the City of Vista is hereby amended by adding
22 the Monitoring Community Development and Planning, Programming and
23 Budgeting Element thereto consisting of the text identified as the
24 "City of Vista General Plan - Monitoring Community Development and
25 Planning, Programming and Budgeting Element," the original of which
26 is on file in the office of the Director of Planning of the City of
27 Vista, and a copy of which is attached hereto as Exhibit A, and by
28 this reference, incorporated herein as if set forth in full.

29 2. That the City Clerk is directed to endorse and sign the said ref-
30 erenced text identified in paragraph 1 of this resolution to indi-
31 cate the adoption of this resolution by the City Council as provided
32 in Government Code, Section 65359, and transmit a copy of this

1 resolution to the Planning Commission and the Director of Planning
2 of the County of San Diego.

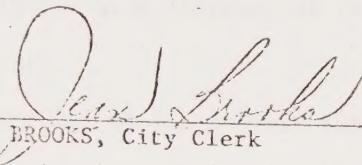
3. The General Plan previously approved by the City Council is set
4 aside and modified to the extent it is in conflict with the text
5 adopted by paragraph 1 hereof; and, except as amended and modified
6 by this resolution, the General Plan of the City of Vista, as
7 amended, shall remain in full force and effect.

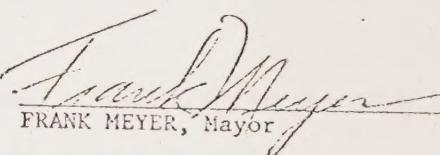
8 PASSED AND ADOPTED at a regular meeting of the City Council of the
9 City of Vista, held on the 22nd day of December , 1975, by the following
10 vote:

11 AYES: COUNCILMEN: Tracy, McClellan, Foo, Mihalek and Meyer
12 NOES: COUNCILMEN: None
13 ABSENT: COUNCILMEN: None

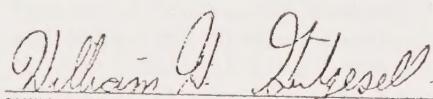
14

15 ATTEST:

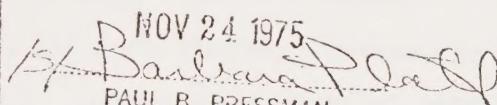
16 
17 Jean Brooks
18 JEAN BROOKS, City Clerk

19 
20 Frank Meyer
21 FRANK MEYER, Mayor

22 CONTENTS APPROVED:

23 
24 WILLIAM H. GUTGESELL, Acting Director of Planning Date 12-30-75

25 APPROVED AS TO FORM

26 
27 PAUL B. PRESSMAN
28 CITY ATTORNEY

29
30
31
32

PLANNING COMMISSION RESOLUTION NO. 75-127

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISTA, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF A RESOLUTION
AMENDING THE GENERAL PLAN OF THE CITY OF VISTA BY ADDING OF THE
MONITORING COMMUNITY DEVELOPMENT AND
PLANNING, PROGRAMMING AND BUDGETING ELEMENT THERETO

The City of Vista Planning Commission hereby resolves as follows:

WHEREAS, the Government Code of the State of California requires the City of Vista to have a General Plan; and

WHEREAS, it is proposed to add the Monitoring Community Development and Planning, Programming and Budgeting Element thereto; and

WHEREAS, on December 1, 1975, the Planning Commission did, according to law, hold a public hearing on said amendment to the General Plan; and

WHEREAS, the Planning Commission did consider all testimony pertaining to said amendment; and

WHEREAS, pursuant to Resolution No. 74-37, as amended, a duly certified Environmental Impact Report was read and considered by the Planning Commission prior to acting on the Element; and

WHEREAS, it is the consensus of the Planning Commission that the proposed amendment is in the best interest of the public health, safety and welfare of the City of Vista.

NOW, THEREFORE, BE IT RESOLVED that this Commission recommends to the City Council that the General Plan of the City of Vista be amended as follows:

1. That the General Plan of the City of Vista be amended by adding thereto a Monitoring Community Development and Planning, Programming and Budgeting Element consisting of a text identified as the "City of Vista General Plan - Monitoring Community Development and Planning, Programming and Budgeting Element," the original of which is on file in the office of the Director of Planning of the City of Vista, and a copy of which is attached hereto as Exhibit A, and by this reference, incorporated herein as if set forth in full.
2. That conflicting portions of the General Plan be repealed.

PASSED AND ADOPTED at a regular meeting held on the 1st day of December , 1975, by the Vista Planning Commission by the following vote, to wit:

AYES: COMMISSIONERS: RAMSING, HENSLEY, MARKS, KNECHT, GREGORY, CARR

NOES: COMMISSIONERS: RAPPAPORT

ABSENT: COMMISSIONERS: NONE

ATTEST:

William H. Gutgesell
W. H. GUTGESELL

ACTING SECRETARY

Daniel B. Carr
DANIEL B. CARR

CHAIRMAN

CITY OF VISTA GENERAL PLAN

MONITORING COMMUNITY DEVELOPMENT AND
PLANNING, PROGRAMMING AND BUDGETING ELEMENT

APPROVED BY THE CITY OF VISTA PLANNING COMMISSION

RESOLUTION NO. 75-126

SECRETARY OF SAID COMMISSION

William R. Higginbotham

ADOPTED BY THE CITY OF VISTA CITY COUNCIL

RESOLUTION NO. 75-188

CITY CLERK

Jean Brooks
JEAN BROOKS

MONITORING COMMUNITY DEVELOPMENT

PURPOSE

The purposes of this portion of the General Plan are:

1. Assist the decision making body(ies) of the City in distinguishing between significant projects that require their attention, and routine matters that can be administered at staff levels.
2. Provide a sufficient amount of pertinent information by applicant and City staff for significant projects on which the appropriate bodies may base a decision.
3. Efficiently address all applicable legally required aspects of community development.
4. Expedite all applications by quickly processing routine matters and reaching competent decisions on significant matters without undue delay, for the benefit of the applicant.
5. To assure that all proposed significant developments are properly timed, located, and integrated into the community so as to avoid, to the greatest extent possible, a community detriment.
6. Provide a systematic method for City and other departmental projects. The distinction between "significant" and "routine" matters would have to be determined through practice and past experiences in the development of the community. The distinctions shall be authorized by the legislative body and amended as deemed necessary.

MONITORING COMMUNITY DEVELOPMENT

I. CRITERIA

In order to properly manage the economic development and subsequent growth in the community, six criteria are established to evaluate the appropriateness of a given development with the community's ability to accommodate the development in conformance with the General Plan. The categories of evaluation are:

- A. Consistency With the General Plan
- B. Environmental Impact
- C. Public Facilities Evaluation
- D. Cost/Revenue
- E. Community Integration
- F. Regional Referral

Every significant development project shall be evaluated by these criteria. Reports indicating the findings and/or conclusions of each category will accompany the application. Deficiency in any of the categories will necessitate review by the legislative body and any approval of a project deficient in one or more categories shall require legislative action. Deficiencies may be compensated for by the requirement of reasonable conditions to be fulfilled by the applicant. Further information on mitigation measures will be noted in the discussion of each category.

A. GENERAL PLAN CONSISTENCY

1. ZONING

For the purpose of this General Plan, consistency shall be defined as a logical, sustained progression of events leading to the achievement of the General Plan at some future time. State mandate AB 1301 has not required that the Zoning Ordinance and General Plan Map shall be identical. The Zoning Ordinance should be a realistic tool so that, through a systematic execution, the General Plan becomes ultimately fulfilled. At that time, the General Plan and Zoning Map will be technically identical. All decisions concerning rezones, Zoning Ordinance amendments (technical provisions), and policy shall henceforth be consistent with the General Plan and all Elements thereto.

The following table indicates the zones that are compatible, conditionally compatible, or incompatible with the land use designations of the General Plan Map. See Table I.

2. OVERLAY ZONING REGULATIONS

Overlay Zones are zoning classifications that are added on to other zoning classifications, thereby specifying additional regulations to the base zone. The overlay zone is never alone applied to a parcel of land.

- a. The "OR," Open Space-Residential Zone, is conditionally compatible with the open land use designation only, provided that the property is in private ownership and reasonable alternatives for preventing development are not available.
- b. The "SP," Scenic Preservation Overlay Zone, is compatible with all land use designations.
- c. The "PC," Planned Community Overlay Zone, is compatible with all land use designations. Furthermore, the "PC," Planned Community Overlay Zone, may cause an incompatible residential zone to be conditionally compatible with a residential land use designation having a lower residential unit density than that allowed in the zone in question, provided that: (1) the zone in question has a "PC" suffix; and (2) that a compensating amount of land with the same land use designation, or contiguous equivalent designation, is simultaneously zoned at a lower compatible zone also with a "PC" suffix, with the net result that the dwelling unit per acre density average of both zones is not greater than the dwelling unit density permitted by the base residential land use designation(s).

Example I: (For Illustration Purposes). On a 20-acre parcel designated medium-low residential density, up to 5 units per acre, or 100 dwelling units, $7\frac{1}{2}$ acres could be zoned R-2-PC if the remaining $12\frac{1}{2}$ acres are simultaneously zoned O-PC. In this instance, the maximum development potential of the medium-low residential land use designation would be 100 units. The R-2-PC and O-PC illustration results in a maximum of 98 dwelling units, which is not greater than the total number of units permitted in the medium-low residential land use designation in question. Therefore, the R-2 zone would be rendered conditionally compatible with the medium-low residential density by the simultaneous application of compensating Open Space zoning.

TABLE I

COMPATIBILITY
ZONING DISTRICTS WITH GENERAL PLAN LAND USES

LAND USES:	ZONING DISTRICTS																			
	OS	OSR	A	RR	E-I	R-I	R-M	R-MA	R-2	R-3	R-4	C-HS	C-I	C-2	C-O-P	C-3	CH-T	I-P	M-I	PRO*
OPEN SPACE	X																			
OPEN SPACE RESIDENTIAL	X	X																		
AGRICULTURAL			X																	
RURAL RESIDENTIAL			X																	
LOW DENSITY RESIDENTIAL			X																	
MEDIUM LOW DENSITY RESIDENTIAL			X																	
MEDIUM DENSITY RESIDENTIAL			X																	
MEDIUM HIGH DENSITY RESIDENTIAL			X																	
HIGH DENSITY RESIDENTIAL			X																	
VERY HIGH DENSITY RESIDENTIAL			X																	
CIVIC ACTIVITY/FACILITY			X																	
COMMERCIAL-NEIGHBORHOOD			X																	
COMMERCIAL-NEIGHBORHOOD SPECIAL			X																	
COMMERCIAL-GENERAL			X																	
COMMERCIAL-OFFICE PROFESSIONAL			X																	
COMMERCIAL-CENTRAL BUSINESS DISTRICT			X																	
COMMERCIAL-SERVICE			X																	
COMMERCIAL-HIGHWAY/TOURIST			X																	
COMMERCIAL-RECREATIONAL			X																	
INDUSTRIAL-PARK			X																	
INDUSTRIAL-GENERAL			X																	



COMPATIBLE



CONDITIONALLY COMPATIBLE



INCOMPATIBLE

* CONDITIONED TO DWELLING UNIT
DENSITY OF LAND USE DESIGNATION

Example II: (For Illustration Purposes). On a 20-acre, medium-residential designated parcel of land, which permits up to 10 units per acre or in this case 200 units, 10 acres may be zoned R-2-PC (R-2 being otherwise incompatible) and the other 10 acres simultaneously R-1-B-PC. The net result would be a maximum potential of 198 units, which is within the permitted density of the base residential land use designation, the R-2 zone having been rendered compatible by the PC suffix and mitigating companion zone. In no case shall a PC zone suffix permit a use not otherwise permitted in the land use designation shown on the General Plan.

d. The Hillside Development, "HD" zone, is compatible with all land use designations when the property has a slope of 10% or more.

e. Flood Plain, "FP" zone, is compatible with all land use designations when the property is located in an area with flood hazard conditions identified by the Public Works Department.

All proposed zone changes in the City shall be compatible with the land use classifications.

For the purpose of this General Plan Compatibility Matrix, conditional compatibility means that a project may be permitted in the case in question when the project, subject to discretionary review, is found to be compatible with the goals and objectives, policies, general land uses, and programs of the General Plan. If such findings are not sufficient, the proposal may be denied.

3. SUBDIVISIONS.

In addition to meeting the engineering requirements of the City Subdivision Ordinance, all subdivision proposals in the community shall also need to be found consistent with the purpose and intent of the General Plan. The Planning Commission shall so find a tentative subdivision "consistent" with the City's General Plan before approving the map. Amendment or denial of the map may be dictated for the purpose of General Plan consistency.

4. VARIANCES

As well as the conditions required by State law, the Planning Commission should particularly relate the policies of the General Plan for consistency in granting a variance for a proposal. Inconsistency with the General Plan is justifiable grounds for denial of a variance.

5. AMENDMENTS

Any portion of the General Plan may be amended through a duly authorized amendment procedure of the Government Code. No project based on an amendment shall be approved until the amendment has been officially adopted by the legislative body.

In addition to the General Plan consistency provisions, potential significant development projects shall undertake the further steps B through F.

B. ENVIRONMENTAL IMPACT

In accordance with the California State Environmental Quality Act, all projects must be evaluated as to environmental impact. Projects which may cause a significant environmental impact shall require Environmental Impact Report (EIR) preparation. Environmental impact statement or reports subsequently accompany the application and become part of the evaluation criteria of the proposal. General Plan consistency and environmental assessment are different procedures, but are directed towards the same ends. The adopted General Plan guides the environmental review process in determining negative or positive declarations, based on growth inducements. However, environmentally sensitive factors discovered on a site could definitely mitigate the designated yield shown on the General Plan.

In order to maximize the environmental information base of the community, the staff shall maintain an environmental base library for reference, periodically updated through information revealed by subsequently certified Environmental Impact Reports. These documents can be referenced by all future EIRs to avoid the necessity of needless repetition of known facts.

If an Environmental Impact Report is required for a project, the evaluation of

public facilities and cost/revenue impacts will be evaluated in this report. If a negative or a conditionally negative declaration is made, the following categories will be independently evaluated concerning the project: Public Facilities Evaluation, Cost/Revenue Analysis, Community Integration, and Regional Referral.

C. PUBLIC FACILITIES EVALUATION

Another means of evaluating the appropriateness or "ripeness" of the development for the community is to evaluate the ability of existing public services and facilities to serve the project: e.g., whether public services and facilities are adequate or not, in order to maximize harmonious fulfillment of the General Plan. This evaluation applies primarily to residential projects, but may also be applied to non-residential projects. However, all discretionary projects shall undergo public facilities evaluation, and a report thereof shall accompany every discretionary project and be available for consideration by the decision making body. The applicant may mitigate any deficit by providing those services and facilities or the means of providing such services and facilities found deficient, thereby satisfying the evaluation.

Evaluation of City facilities shall be performed on forms provided by the Planning Department, by the appropriate public entity other than the Planning Department.

The aspects to be evaluated are:

FACILITY	COORDINATOR OF EVALUATIONS
1. Sewer	Sanitation District Engineer
2. Drainage and Street	Public Works Director
3. Parks and Recreation	Parks and Recreation Director
4. Schools	School Administration
5. Safety	Fire Chief

Further, prior to approval of discretionary projects the City shall attempt to establish cooperative relationships with all public and utility agencies that are impacted by development within the City. Such relationships should include, but not be limited to those with: The San Diego Gas and Electric Company, Pacific

Telephone and Telegraph Company, Vista Irrigation District, Vista Sanitation District, Tuena Sanitation District and the Vista Unified School District.

Development projects shall be in harmony with the plans of any or all of the above mentioned agencies, in addition to the plans of the City of Vista.

No applications for zoning or rezoning, nor land divisions nor land development projects, the approval of which requires the City Council, Planning Commission or the Director of Planning to exercise discretion, shall be approved unless there is presented evidence satisfactory to the decision making body or person that all necessary public services and facilities will be available concurrent with the need arising from the project.

D. COST/REVENUE ANALYSIS

Another evaluation that is to be made of every significant proposal would be a cost/revenue analysis to determine the fiscal impact of a project on the community; that is to say, whether or not fees and taxes generated by the developed project would sufficiently compensate for the cost of providing public services and facilities. The cost/revenue evaluation should not be the determining factor for the acceptance of a project, but it certainly should be known and used as a measure for evaluation.

Any significant discretionary project that indicates an unfavorable cost/benefit ratio to the City should be denied, unless remedial plans acceptable to the City are provided that would mitigate the deficit.

The Planning Department shall, in concert with the Finance Director, adopt a uniform procedure based on workable economic and financial characteristics of the City for the evaluation of all projects that would measure the relative cost/benefit ratio of a project.

E. COMMUNITY INTEGRATION

After environmental and economic assessments of the property have been made public record for a proposed significant development, the project shall be reviewed, possibly

by a Site Planning Review, or other established review procedure.

The purpose of this review is to assure, insofar as possible, that the proposed project is in harmony with the goals and objectives of the community and policies enumerated in the Community Identity Element. The intent is not to frustrate architectural expression or individuality of development, but to protect the surrounding properties from out-of-scale or bizarre design that would be to their detriment. Community Integration also enables the City to apply the spirit and intent of its laws, as well as the usual review as to meeting the letter of the law.

As an integral step in plan check and site plan review procedures, the City could

include design review as a coordinating measure.

F. REGIONAL REFERRAL

A final means of measuring possible impacts of a project's development is to solicit evaluations by competent entities outside of the community. In this manner, a project's impact can be evaluated, not only in respect to the immediate community, but also to the larger region as well. Matters such as transportation, air pollution, sanitary waste disposal, housing markets, comprehensive flood protection, job market effects, etc., can be assessed. Supplementary reports may be prepared to accompany the project in question. The Planning Department shall maintain and continuously update a list of appropriate regional and neighboring entities and solicit response from the applicable ones when a significant project is proposed.

II. GENERAL POLICIES

1. The City shall establish a thorough, efficient application procedure to effectively expedite all applications for community development.
2. A system of accurately separating minor matters that can be processed by City staff and significant projects that require careful scrutiny shall be established.
3. Routine projects requiring evaluation that meet all criteria favorably shall be processed at the staff administrative level as expeditiously as possible.
4. If a project has deficiencies in any of the following six categories: (A) General Plan consistency, (B) environmental impact, (C) public facilities availability, (D) cost/revenue ratio, (E) community integration, or (F) regional impact, that project shall require specific approval by the legislative body, or other body duly authorized by the legislative body to act in its behalf.
5. Disapproval or approval of discretionary projects shall be based on specific findings of the project's deficiencies or compensations for the deficiencies that originally rendered the project discretionary.
6. Discretionary project review should be as efficient and expeditious as possible to avoid undue or unwarranted delay.
7. Application forms and instructions for submission of material shall be uniform,

and explanation or requirements sufficient to enable the appropriate review body to render a proper decision without being vague, excessive or unreasonable.

8. A pre-application review procedure shall be established to assist the applicant in preparing his application more efficiently.

PLANNING PROGRAMMING AND BUDGETING

The adoption of a General Plan does not guarantee the fulfillment of that plan. The development of Vista Tomorrow, as the citizens would like to see it, will take monetary resources and cooperation between both public and private developments. This section of the General Plan proposes a system of translating General Plan desires into reality through the coordinated development of public improvements, which in turn makes it possible for private development to take place. The Vista Tomorrow plan bases a strategy on four phases:

1. Action Plan
2. Budget Adoption
3. Capital Improvement Program
4. Annual Review

1. THE ACTION PLAN

General. The purpose of this segment of the General Plan program is to evaluate the priorities of community need and recommend to the City Council these priorities and methods of financing the recommended improvements so that they may be considered in the budget for the fiscal year. The action plan shall also recommend fields of legislative action believed to be necessary; e.g., General Plan or City Ordinance amendments. The action plan should be re-enforced through maximum citizen participation and input from appropriate City Commissions and departments. The content of the plan should specifically address nonrecurring expenditures for the acquisition of land, buildings, or special equipment.

The action plan portion of this program should immediately follow the annual review of the status of the General Plan and be completed in reasonable time for the City Council to consider the recommended action plan in conjunction with the adoption of the budget for the ensuing fiscal year. The approximate time span should be from January 1 to no later than April 1. The input process may, of course, begin earlier.

Content of the Action Plan. The action plan shall include, but not be limited to, the following considerations:

1. Land Use: Recommended actions may include General Plan amendments, recommended Zoning Ordinance amendments, recommended action in respect to flood hazard areas (coordinated with Public Works). These recommendations are to be coordinated by the Planning Department through the Planning Commission.
2. Circulation Element: Recommendations shall include a list of traffic signalization priorities, including estimated cost and alternative funding sources, an evaluation of the public transit system with recommendations for improvements, and a priority list for street widenings and extensions of arterial and collector streets with alternative sources of funding. This phase should be coordinated through Public Works Department and the Traffic Advisory Commission.
3. Housing Element: Recommendations shall include an identification of housing problems in the community and recommended methods of dealing with them, a list of alternative housing programs that are available and the source(s) of funding these programs, and a notation of probable obstacles to the implementation of housing programs and recommendations on how to overcome these obstacles. This action plan report shall be a coordinated effort between the Building and Safety and Planning Departments.
4. Conservation Element. Recommendations shall include proposed ordinances or ordinance amendments that would implement the Conservation Element, proposed programs to protect the City from erosion and other environmental damage, recommended expenditures and source-of-revenue alternatives for capital improvements necessary for water quality control, acquisition of natural areas, and other environmental protection measures and public

educational programs appropriate for a conservation effort should be included. The coordination of this action plan is to be a cooperative effort among Planning, Public Works and the Vista Irrigation District.

5. Open Space Element: Action plan shall include a list of proposed parks according to priority of need, alternative sources of revenue and means of acquisition, and the desirable size and "kind" of park insofar as uses that the land will contain. This portion of the plan shall be coordinated by the Parks and Recreation Department through the Parks and Recreation Commission.
6. Seismic Safety Element: Recommendations as to necessary programming or ordinance revisions shall be made by the Building and Safety Departments.
7. Noise Element: The Planning Department, through the Planning Commission, shall recommend ordinance amendments or standards necessary to ameliorate noise problems in the community. The action report shall also identify the known sources of noise problems and recommend alternative programs to deal with them.
8. Scenic Highway: The action plan shall designate recommendations for additions or deletions to the Scenic Highway program. Recommended ordinance adoptions or revisions shall be included. This plan shall be a joint cooperative effort between Planning and Public Works Departments.
9. Safety Element: This portion of the action plan shall be coordinated by the Fire Department. The action plan shall include an inventory of known safety hazards and alternative programs to abate these hazards. Sources of revenue to accomplish these programs should be part of the report. Input from the Building and Safety Departments and the Police authority is vital to this plan.
10. Other Non-Mandatory Elements: Any appropriate department, commission, public service district, agency, or citizens group may recommend any

program, ordinance approval, or amendment; and may recommend expenditure of money from available alternative sources for the implementation of measures that are in harmony with the purpose and intent of the General Plan.

The Action Plan and the City Council. The action plan shall, insofar as possible, be a citizen oriented input that provides the Council with recommended alternative courses of action that systematically bring into fruition the Vista Tomorrow Plan. Obviously, the action plan will probably recommend more than what reasonably can be accomplished. As the legislative body, the Council shall apply; if they see fit, any portions of the action plan in the consideration of the City Budget for the ensuing fiscal year,

2. THE CITY BUDGET

In their consideration of the budget for the forthcoming fiscal year, the Council shall consider recommendations of the action plan. The Council shall select the priorities and budget appropriate funds based on their judgment. Projects recommended in the action report may be budgeted, deferred, or rejected by the City Council. (Naturally, the budget consists of much more than capital improvements and other General Plan matters. It is presumed that the Council will, as the responsible elected body, properly categorize the action plan matters according to fiscal priority compared with the available revenue.) Action plan matters approved for the budget shall be so designated for the ensuing year on the Capital Improvement program. Matters deferred shall be redesignated on the priority list and appropriately considered in the projected Capital Improvement Plan. Matters rejected shall be so recorded with the reasons for the project's rejection.

Budgeted and deferred matters should be determined prior to July 1, the beginning of the fiscal year. The budgeted and deferred items represent the Council's desires and direction to the staff for the fiscal year and beyond.

3. THE CAPITAL IMPROVEMENT PROGRAM (CIP)

The City department heads shall prepare a Capital Improvement Program based on the budgeted projects and deferred projects approved by the City Council. The Capital Improvement Plan shall specifically outline the anticipated expenditures for land, buildings, improvements and nonrecurring equipment acquisition approved by the Council for the fiscal year. The capital improvement program shall also project over an additional 5-year period a program considering deferred projects by the City Council and other non-rejected proposal of the action plan. The CIP shall also consider items budgeted for the fiscal year that are unlikely to be completed in that time frame. The CIP shall estimate the cost of the projects anticipated, the probable source of revenue, and the anticipated time necessary to complete the project. The CIP shall be revised annually after the Council's adoption of the Annual Budget for the purpose of keeping the Plan in realistic scope.

The improvements intended to be undertaken during the five-year period following the current fiscal year shall be coordinated with the other utility service entities to enable them to coordinate their efforts. The Capital Improvement Program should be adopted by all City Commissions and the City Council prior to October 1.

4. ANNUAL REVIEW

During the interim period following the City adoption of a Capital Improvement Program and the formulation of a new action plan for the ensuing year, an evaluation of the General Plan shall be made. For the evaluation, to the greatest extent possible, citizen input shall be solicited in the similar manner to that used for preparation and adoption of the General Plan.

The annual review should address the effectiveness of the General Plan and contain recommendations for amendments if appropriate. Statistical inputs shall be brought up to date.

A City Environmental Impact Report Master Copy shall be amended to reflect new information acquired during the calendar year through subsequent certified reports submitted for various projects. The City shall also keep master maps to illustrate the location of phenomenon that is of relevance to the City General Plan. An Annual Report to the community should be prepared. Among the matters to be presented to the community in the Annual Report are:

1. Land Use:

- a. Update vacant land survey.
- b. Revise ten-year population forecast.
- c. Review location(s) of flood control hazard.
- d. List and evaluate new ordinances adopted to implement the General Plan during the calendar year.
- e. Evaluate zone change and special developments as to compliance with the General Plan.

2. Circulation:

- a. Update city map in regard to completed projects including finished improvements and projected alignments.
- b. Evaluate and update traffic flow map.
- c. Evaluate effectiveness of public transit.
- d. Maintain and update when necessary, a Traffic Assignment Study to determine public street needs.

3. Housing:

- a. Note the record of violations of building and housing codes detected and corrected.
- b. Summarize the permit information for the calendar year. Specifically note demolition of blighted housing, rehabilitation of deficient housing, and construction of special low-moderate income housing.
- c. Re-evaluate through citizen input the adequacy of City housing goals, objectives, policies and programs.

4. Conservation:
 - a. The environmental impact base record shall be updated.
 - b. The Goals/Objectives policies and programs of the Conservation Element should be evaluated by maximum input.
5. Open Space
 - a. The ^{ratio of} ~~park-open space~~ ^{land area-to-} ~~population-to-land ratio~~ ~~area deficit~~ shall be tabulated and updated.
 - b. The acquisition plan priority list should be re-evaluated.
6. Seismic Safety
 - a. Through the environmental impact base document update, the investigation of Seismic Hazard Policies of the City shall be evaluated. New discovered hazards shall be designated.
7. Noise
 - a. A master map in conjunction with the environmental impact base showing noise contours shall be updated.
 - b. A list of major sources of noise in the community shall be updated and evaluated.
8. Scenic Highway
 - a. An evaluation of the Scenic Highway Element program shall be prepared.
9. Safety Element
 - a. A report on the number of accidents, fires and crimes shall be prepared.
 - b. A status report on safety programs shall be prepared.
 - c. A list of safety hazards in the community shall be evaluated and updated.
10. Other

Other items that pertain to the systematic execution of the General Plan may be included in this report.

- a. The effectiveness of Design Review Procedures may be evaluated.
- b. The status of regional matters such as air quality, sanitary waste disposal, economic trends, etc. may also be included in the Annual Report.

The Report shall be prepared and submitted to all City Commissions, Committees, and the City Council for their review.

All master maps and tables shall be on display in a public location that is convenient to the public at large. The Annual Report shall be the basis for the Action Plan. The Annual Report should be completed prior to January 1, the beginning of the calendar year.

5. COMBINATION

The systematic application of the Action Plan, Budget Adoption, Capital Improvement Program, and Annual Review will constitute an automatic re-evaluation and renewal of the General Plan and its execution.

The General Plan becomes a tool where citizens can inform the City of their desires, under the democratic system of local government, and the City legislative body may direct its staff to systematically execute the citizens' wishes. The Plan is systematically amended and updated if this process is effectively employed. Further, the General Plan is rightfully rendered a formal policy document that also has an educational function in the community.

The Plan is a commitment, yet not a straight jacket. The Plan protects the community resources, yet responds to changing technology. The Plan protects the value of the past without becoming obsolete.

The Plan becomes an effective process to create Vista Tomorrow, the Vista community the citizens strive for.

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